

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Grass Lake Estates Preliminary Subdivision Plan

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** Denny Gibbs **EXT.** 7359

**Agenda Date** 09/07/05      **Regular** ☒      **Work Session** ☐      **Briefing** ☐  
**Special Hearing – 6:00** ☐      **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Grass Lake Estates, Section 26, Township 19S, Range 29E.

District 5 – Commissioner Carey (Denny Gibbs, Planner)

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**BACKGROUND:**

The applicant, Galaxy Plus LLC, is requesting a Preliminary Subdivision Plan (PSP) approval for Grass Lake Estates. The project consists of 6 single family residential lots on 16.33 acres zoned A-1. It is located on SR 46, west of Lake Markham Road in Section 26, Township 19S, Range 29E within the Wekiva River Protection Area. Each lot meets or exceeds the required 1 acre net buildable. The property is serviced by individual septic and Seminole County water.

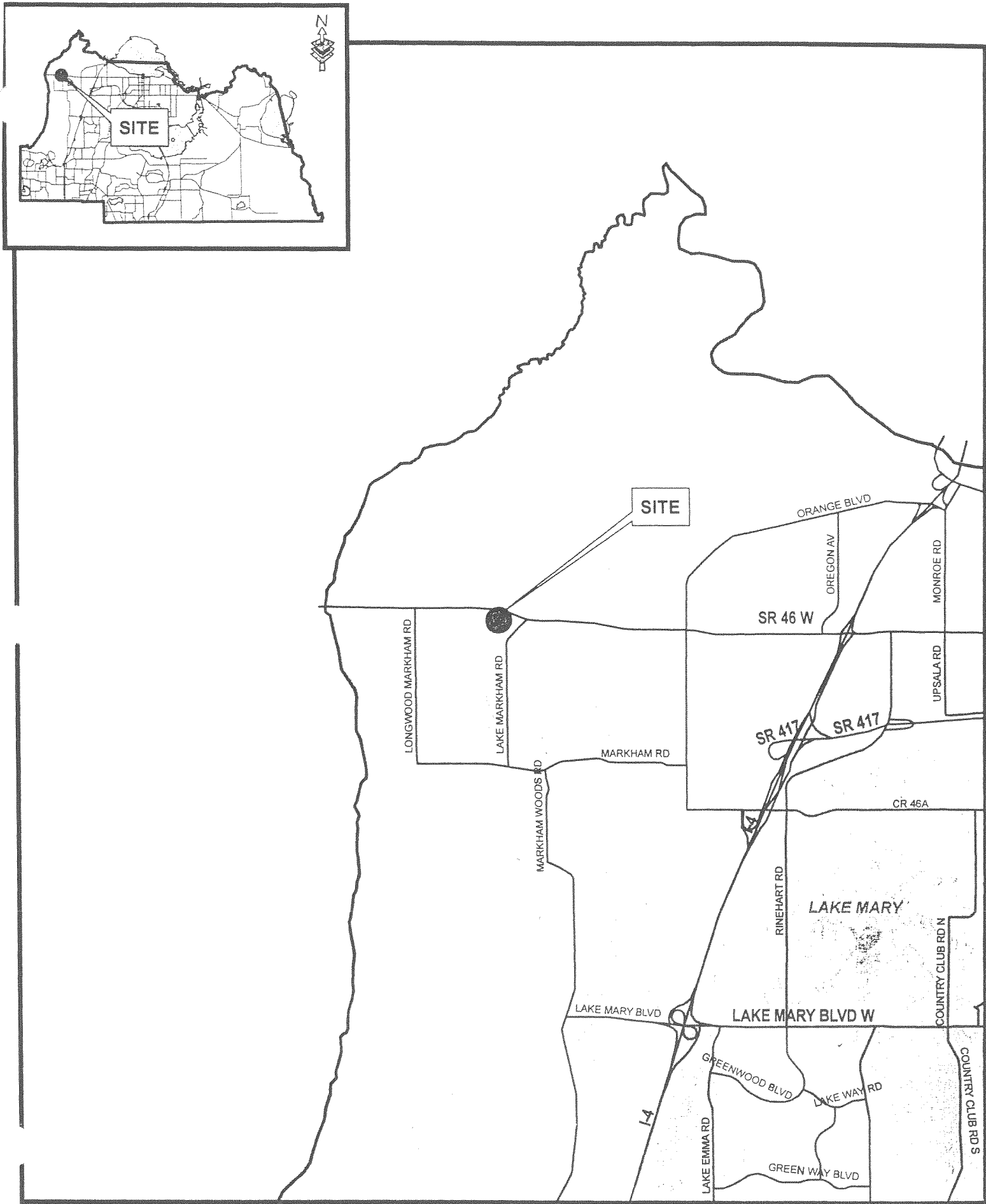
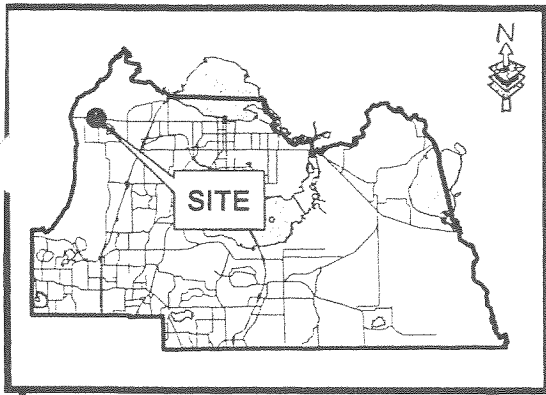
**STAFF RECOMMENDATION:**

Staff recommends approval of the Preliminary Subdivision Plan for Grass Lake Estates.

Attachments: Exhibit A: Location map  
Exhibit B: Preliminary Plan Reduction

**DR No.** 04-5500048

**Parcel ID#:** 26-19-29-300-0080-0000



PRELIMINARY SUBDIVISION PLAN  
FOR  
GRASS LAKE ESTATES

SEMINOLE COUNTY, FLORIDA

OWNER

GALAXY PLUS, LLC  
500 W. FULTON STREET  
SANFORD, FLORIDA 32771

ENGINEER

CPH ENGINEERS, INC.  
500 W. FULTON STREET  
SANFORD, FL 32771  
ATTN. JAMES E. McMULLAN, P.E.  
(407) 322-6841

SURVEYOR

CPH ENGINEERS, INC.  
500 W. FULTON STREET  
SANFORD, FL 32771  
ATTN. WILLIAM C. ELLIOT, P.S.M.  
(407) 322-6841

UTILITIES

WATER:  
SEMINOLE COUNTY  
500 W. LAKE MARY BLVD.  
SANFORD, FL 32773  
(407) 665-2117

SEWER:  
INDIVIDUAL SEPTIC  
TANKS WILL BE UTILIZED  
FOR EACH LOT.

ELECTRIC:  
FLORIDA POWER AND LIGHT  
P.O. BOX 2149  
SANFORD, FL 32772  
ATTN. CHARLIE JOHNSON  
(407) 328-1922

UTILITIES

TELEPHONE:  
SPRINT  
P.O. BOX 153000  
MAIL CODE 4043  
ALTAMONTE SPRINGS, FL 32715  
(407) 830-3475

CABLE:  
BRIGHT HOUSE NETWORKS  
2617 S. FRENCH AVE.  
SANFORD, FL 32773  
(407) 645-4701

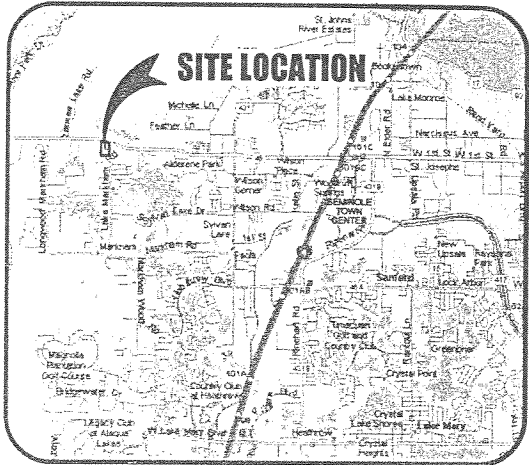
PERMITTING AGENCIES

FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
FDEP DRINKING WATER SECTION  
CENTRAL FLORIDA DISTRICT  
3319 MAGUIRE BLVD., SUITE 232  
ORLANDO, FLORIDA 32803-3767  
(407) 893-3300

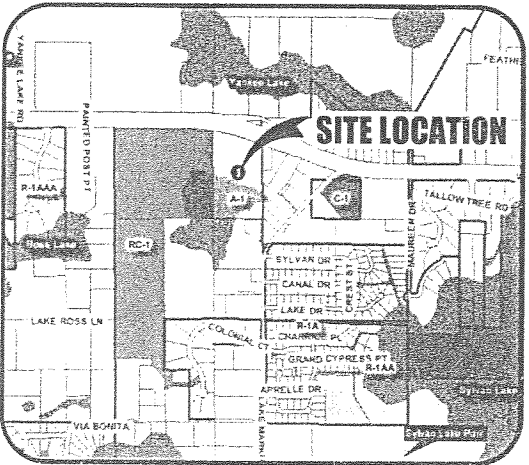
FLORIDA DEPARTMENT OF  
ENVIRONMENTAL PROTECTION  
FDEP DOMESTIC WASTEWATER SECTION  
CENTRAL FLORIDA DISTRICT  
3319 MAGUIRE BLVD., SUITE 232  
ORLANDO, FLORIDA 32803-3767  
(407) 893-3315

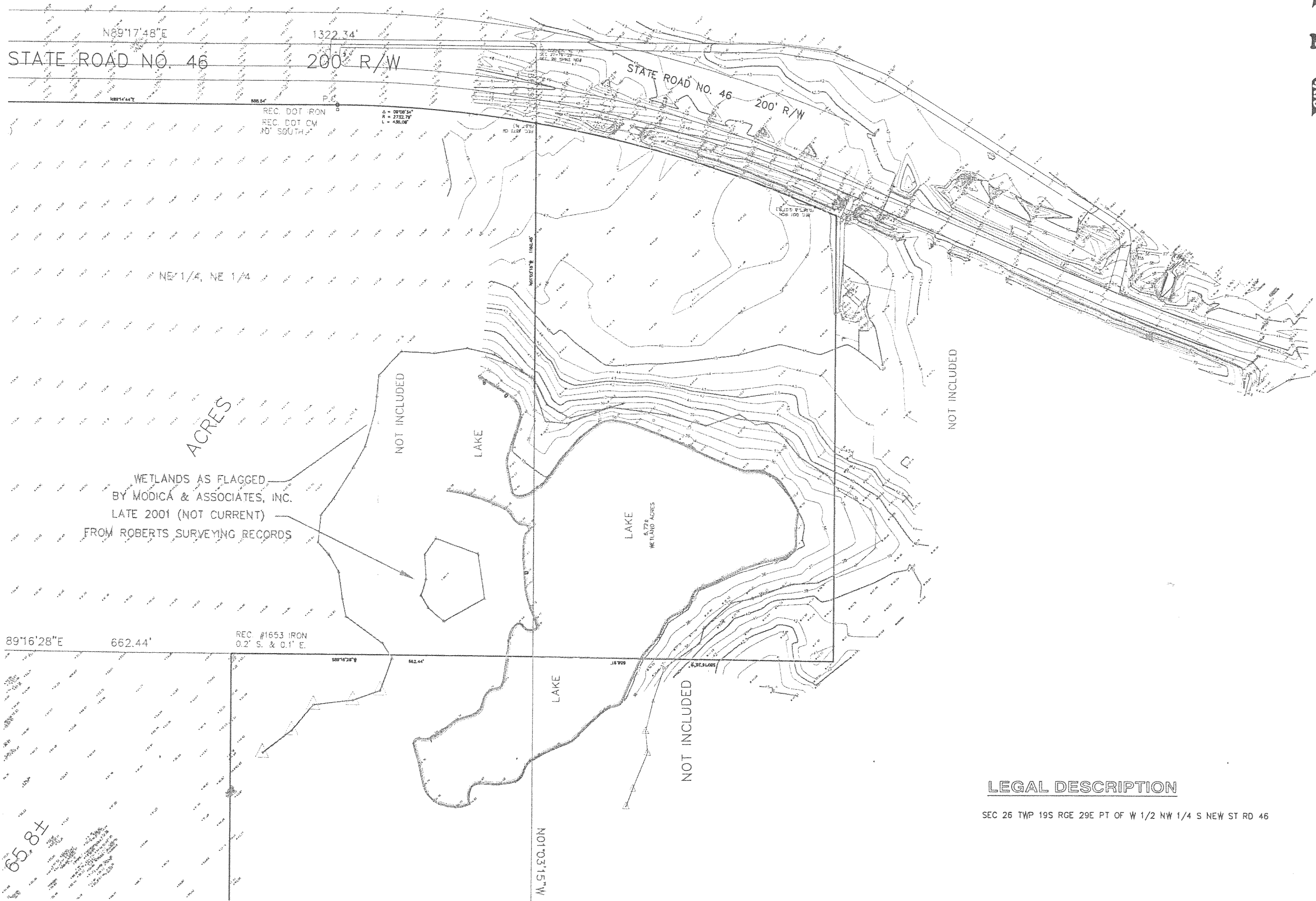
ST. JOHN'S RIVER WATER  
MANAGEMENT DISTRICT  
975 KELLER ROAD  
ALTAMONTE SPRINGS, FL 32714  
(407) 659-4800

SEMINOLE COUNTY  
SERVICES BUILDING  
1101 EAST FIRST STREET  
SANFORD, FL 32771  
(407) 665-7438



LOCATION MAP  
NTS





LEGAL DESCRIPTION

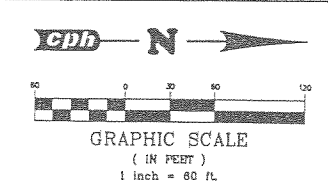
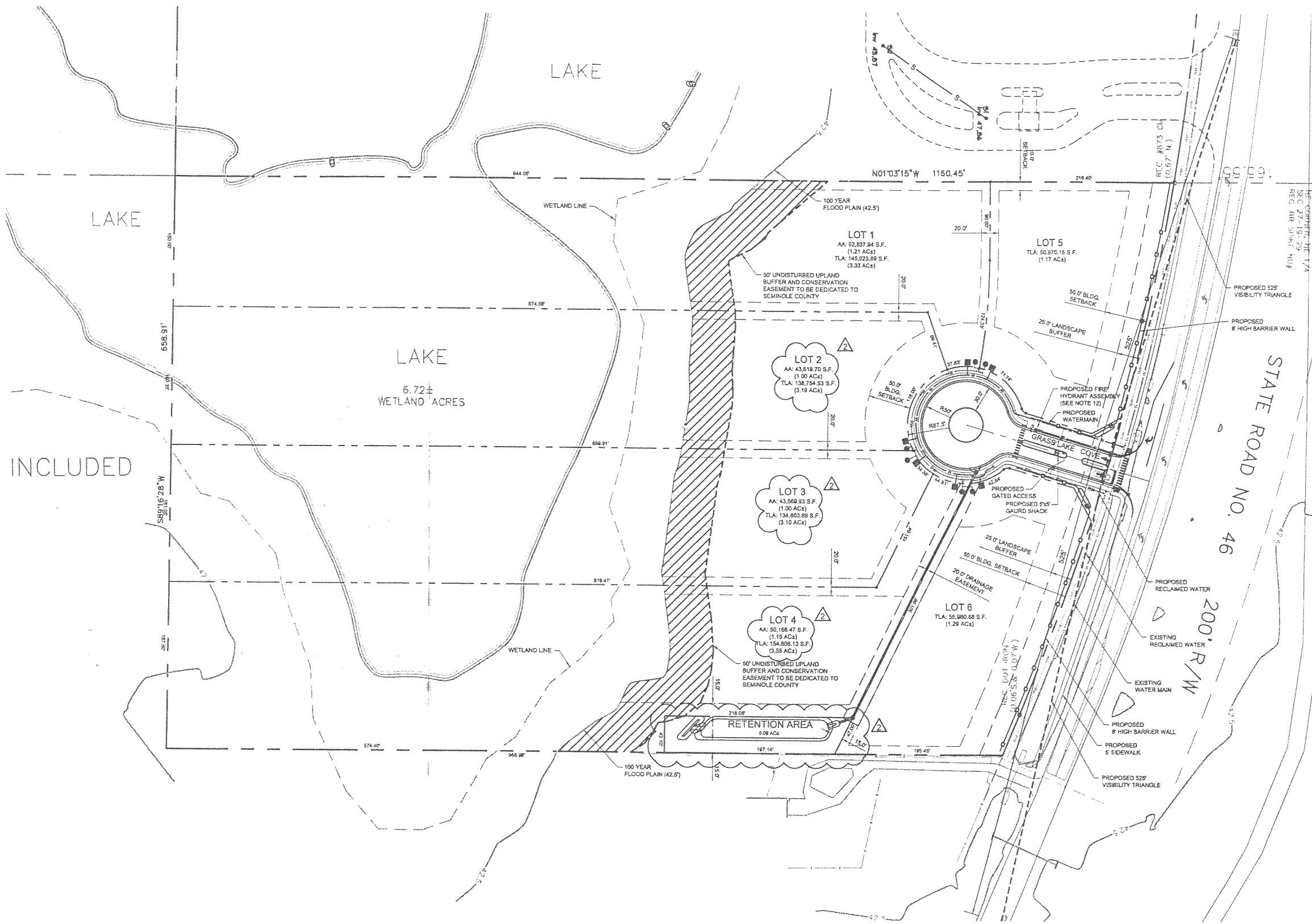
SEC 26 TWP 19S RGE 29E PT OF W 1/2 NW 1/4 S NEW ST RD 46

Sheet No. <b>2</b> of <b>x</b>	TOPOGRAPHIC SURVEY	Activity	Name	Date	No.	Date	Revision	Approved
	GRASS LAKE ESTATES SEMINOLE COUNTY, FLORIDA	Date of Field Survey: Checked by: Approved by:	XXX XXX XXX	11/04 11/04 11/04	1 1 1			
		Scale: 1" = 100'		Date: NOV., 2004		Job No. M3702		File: SURVEY
								© 2004

Engineers  
Planners  
Landscape Architects  
Surveyors  
Construction Management

**cph**

W. W. C. P. H. E. N. G. I. N. E. E. R. S.  
500 West Fulton Street, Sanford, FL 32771 P.O. Box 2006, Sanford, FL 32772-2006  
Phone: 407-222-6441 Fax: 407-222-6839



**SITE DATA**

PARCEL ID NO.: 26-19-29-300-0080-0000  
GROSS SITE AREA: 711,512.29 S.F. (16.33 AC.)  
FUTURE LAND USE DESIGNATION: (SE) SUBURBAN ESTATES  
CURRENT ZONING: A-1  
PROPOSED ZONING: A-1  
PROPOSED # OF LOTS: 6  
MIN. LOT SIZE: 1.00 AC  
MIN. LOT WIDTH: 150.0'  
MAX. BLDG HEIGHT: 35 FEET  
GRASS LAKE COVE SHALL BE A PRIVATELY OWNED ROAD

**PARKING REQUIRED**  
2 SPACES PER UNIT  
TOTAL SPACES REQUIRED = 12

**PARKING PROVIDED**  
2 GARAGE SPACE  
2 DRIVEWAY SPACE  
4 SPACES PER UNIT  
TOTAL SPACES PROVIDED = 24

REQUIRED SETBACKS		ACCESSORY SETBACKS	
FRONT:	50 FEET	REAR:	10 FEET
SIDE:	10 FEET	SIDE:	10 FEET
SIDE STREET:	50 FEET	SIDE STREET:	50 FEET
REAR:	30 FEET		

**OPEN SPACE CALCULATION**

GROSS SITE AREA:	16.33 AC.
EXTERNAL R/W DEDICATIONS:	-0.00 AC.
PRIVATE R/W:	-0.48 AC.
DRIVE AISLES (EXCL. ALLEYS):	-0.00 AC.
RESIDENTIAL LOTS:	-6.77 AC.
OUTPARCELS:	-0.00 AC.
UTILITY TRACTS/FACILITIES:	-0.00 AC.
RETENTION (IF NOT AMENITIZED):	-0.22 AC.
PARKING AND PAVED AREAS:	-0.00 AC.
<b>TOTAL OPEN SPACE</b>	<b>8.94 AC. = 55 %</b>

**NET BUILDABLE ACREAGE CALCULATION**

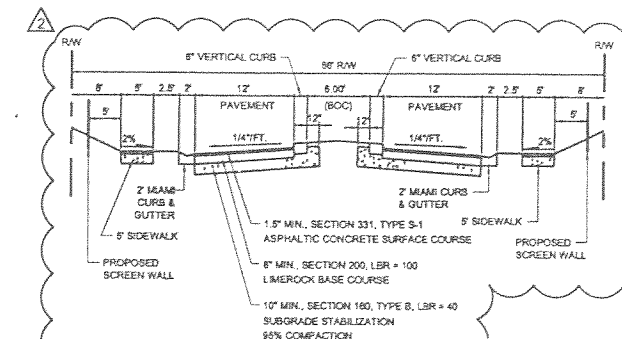
GROSS SITE AREA:	16.33 AC.
EXTERNAL R/W DEDICATIONS:	-0.00 AC.
NONRESIDENTIAL OUTPARCELS:	-0.00 AC.
25' UPLAND BUFFER:	-0.44 AC.
100' YEAR FLOOD PLAIN:	-1.58 AC.
PUBLIC ROAD R/W:	-0.00 AC.
PRIVATE ROAD R/W:	-0.48 AC.
WETLANDS:	-2.03 AC.
LAKES:	-4.74 AC.
TRANSMISSION LINE EASEMENTS:	-0.00 AC.
<b>NET BUILDABLE AREA</b>	<b>7.05 AC.</b>

**LEGEND**

- AA LOT ACREAGE OUTSIDE 100 YEAR PLAIN
- T/LA TOTAL LOT AREA
- W- PROPOSED WATER MAIN
- RW- PROPOSED RECLAIM WATER
- PROPOSED WATER METER
- PROPOSED RECLAIM WATER METER
- N- EXISTING WATER MAIN
- RN- EXISTING RECLAIM WATER MAIN

**NOTES**

- NO RIGHT OF WAY VACATING REQUESTED.
- NO SHORE LINE VEGETATION ALTERATION PROPOSED.
- OPEN AREAS AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION UNLESS SPECIFICALLY DEDICATED TO SEMINOLE COUNTY.
- DRAINAGE RETENTION PONDS SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- NO MATERIAL FROM A BORROW OPERATION IS PLANNED FOR EXPORT OFFSITE.
- ALL PROPOSED STREETS WILL BE PRIVATELY OWNED.
- ALL STREET SIGNAGE IS REQUIRED TO BE INSTALLED PRIOR TO OCCUPANCY OF ANY STRUCTURE.
- CURB SIDE TRASH PICKUP WILL BE UTILIZED IN LIEU OF COMMUNITY DUMPSTER.
- PER SEMINOLE COUNTY ORDINANCE 92-1 SECTION 23, (PART 12, SECTION 40.231 STREET SIGNS / BUILDING PERMITS), "NO BUILDING PERMIT MAY BE ISSUED UNLESS THE PRIVATE WAY OR PUBLIC WAY UPON WHICH THE BUILDING LOT IS LOCATED IS APPROPRIATELY MARKED WITH TEMPORARY STREET SIGNAGE WHICH HAS BEEN APPROPRIATELY INSTALLED AND MAINTAINED. PRIOR TO OCCUPANCY THE PERMANENT STREET SIGN SHALL BE INSTALLED.
- PER SEMINOLE COUNTY ORDINANCE 00-22 SECTION 90.10, (D) AND (E) "MODEL HOMES REQUIRING ESTOPPEL LETTERS REQUIRE STREET NAME APPROVAL OF THE PLAT PRIOR TO ISSUANCE OF BUILDING PERMITS. NAMES ONCE APPROVED SHALL BE HELD UNTIL SUBDIVISION OR SITE PLAN IS NO LONGER VALID BY EXCEEDING DEVELOPMENT APPROVAL TIME LIMITS. SAID NAME SHALL BE THE ONLY CONSPICUOUS NAME POSTED ON THE PROPERTY.
- EACH INDIVIDUAL LOT WILL UTILIZE ITS OWN SEPTIC SEWER SYSTEM. DUE TO THE PROXIMITY TO THE SURFACE WATER ON-SITE SEWAGE SYSTEMS WILL BE REQUIRED TO BE DESIGNED BY AN ENGINEER THAT IS LICENSED IN FLORIDA AND HAS KNOWLEDGE OF ON-SITE SEWAGE SYSTEMS. SEPTIC SEWER SYSTEM TO BE DESIGNED AT TIME OF CONSTRUCTION FOR EACH INDIVIDUAL LOT.
- THE PROPOSED FIRE HYDRANT SHALL BE LOCATED AT THE FIRST BUILDABLE LOT AND WILL REQUIRE A SEPARATE SERVICE CONNECTION.
- LOTS WILL BE EVALUATED ON A LOT BY LOT BASIS UTILIZING LAWS AND RULES IN EFFECT AT TIME OF FORMAL APPLICATIONS FOR ON-SITE SEWAGE SYSTEM CONSTRUCTION PERMITS.
- PER SEMINOLE COUNTY ORDINANCE 00-22.90.5/6B SUBDIVISIONS WILL BE ADDRESSED WITHIN 14 WORKING DAYS AFTER RECORDING THE PLAT IN THE PUBLIC RECORDS.
- IF LOTS ARE PLATTED INTO WETLANDS OR ASSOCIATED BUFFERS, SIGNAGE DEMARKING THE BOUNDARY OF SAID BUFFERS AND WETLANDS SHALL BE USED TO DETER ENCRoACHMENT.
- PER SEMINOLE COUNTY ORDINANCE 00-22, NAMES ONCE APPROVED SHALL BE HELD UNTIL SUBDIVISION OR SITE PLAN IS NO LONGER VALID BY EXCEEDING DEVELOPMENT APPROVAL TIME LIMITS. SAID NAME SHALL BE THE ONLY CONSPICUOUS NAME POSTED ON THE PROPERTY.
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- PER SEMINOLE COUNTY ORDINANCE 00-22, "MODEL HOMES REQUIRING ESTOPPEL LETTERS REQUIRE STREET NAME APPROVAL OF THE PLAT PRIOR TO ISSUANCE OF BUILDING PERMIT.



**MAIN ENTRANCE ROADWAY SECTION**  
N.T.S.

JAMES E. MCKILLAN, P.E.  
6015

**OVERALL SITE PLAN**

**GRASS LAKE ESTATES**

**46 VENTURE**

**SEMINOLE COUNTY, FLORIDA**

Sheet No. **C-3**

Scale: 1" = 80'

Date: NOV. 2004

Job No. M3702

File: M3702 PSP

Approved: JEM

Revision: PER SEMINOLE COUNTY COMMENTS ON 09-21-04

Date: 07-22-05

No. 06-01-05

Engineers

Planners / Landscape Architects

Environmental Scientists

Construction Management

W. W. C. P. H. & N. G. I. N. E. R. S. C. O. M.

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Phone: 407.323.0441 Fax: 407.323.0439